

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 42 Stanley Road

Lindley, Huddersfield, HD3 3LU

Offers in the region of £240,000



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## Entrance Hallway

Enter the property through a PVCu door with privacy glass panelling into the hallway. A neutral carpet flows up the first floor accommodation. Access into the living room and kitchen/dining.

## Living Room

A spacious dual aspect living room with PVCu window to the front aspect and PVCu patio doors to rear providing plenty of natural light to flow through the room.

## Kitchen/Diner

A modern kitchen diner with tiled flooring, matching white wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine and the other for a dishwasher. There is ample space for a dining table. Benefiting from a storage cupboard, PVCu windows to the front and rear aspect and a PVCu door to rear for access to the garden.

## Landing

A landing with PVCu window to rear elevation. Access to all bedrooms and the house bathroom.

## Master Bedroom

A large double bedroom with neutral carpets and a PVCu window to front and rear elevation.

## Bedroom Two

A second double bedroom with PVCu window to front elevation.

## Bedroom Three

A small single bedroom with PVCu window to front elevation. This room would make an ideal nursery or home office.

## House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of; W/C, wash basin and bath with overhead shower. Benefiting from two PVCu privacy windows to rear.

## Exterior

To the rear of the property is an enclosed garden with a surrounding timber fence, a lawn and a decked area. To the front of the property is a lawned area enclosed by a fenced wall. Access to the garage mainly for storage use.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

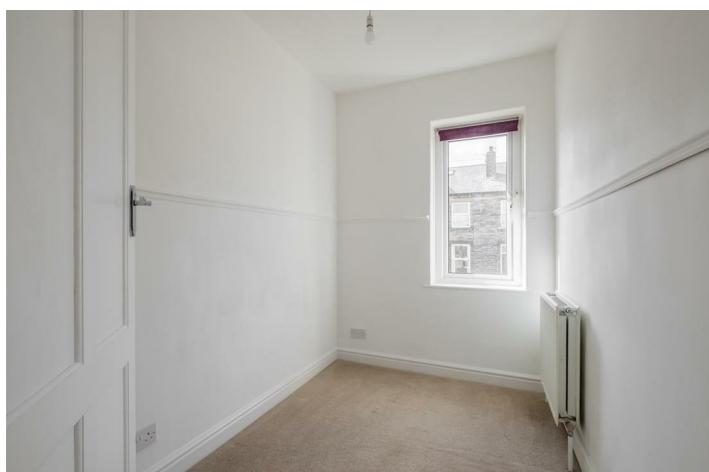
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



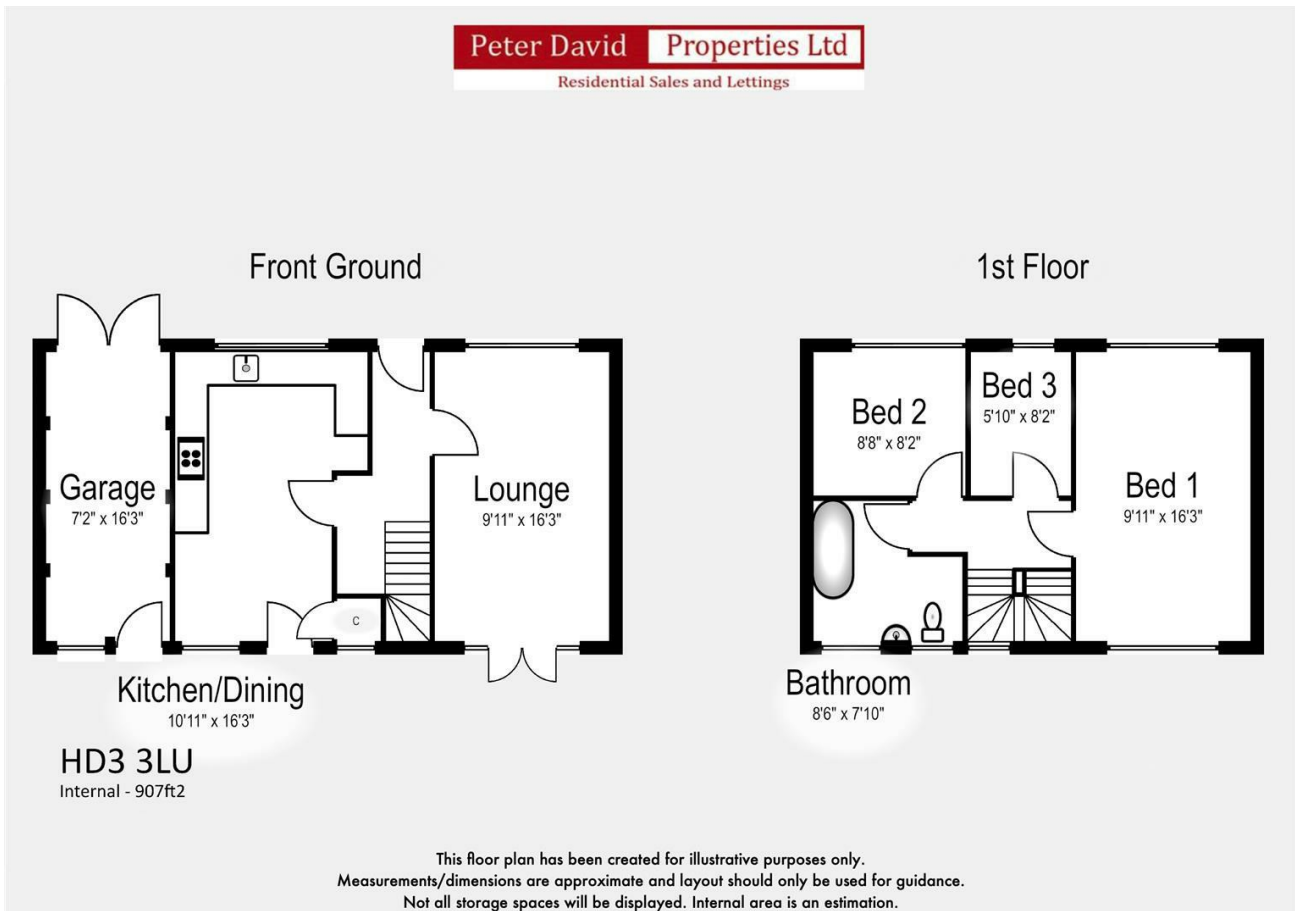
## Hybrid Map



## Terrain Map



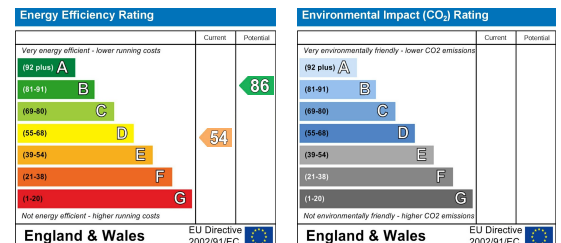
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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